



PRESIDENT'S THOUGHTS FOR SURF PINES RESIDENTS



~~ April 2019 ~~

Susan Holloway

Spring is so beautiful at Surf Pines ~~ the courting ducks, hawks soaring as they prep their nests, daffodils (which the deer will leave alone as they start wandering our yards), and the hopes for BBQs and resting on the deck.

Ken Weist, our new Security and Maintenance hire, has made every street look clean and weed free. He has made it his goal to cut the scotch broom in all the right of ways as well as making roadway corners more obvious. Ken has spent hours on the gates, keeping the cranky gates operating. He brought so many skills to the job, but now knows those gates like an expert. We purchased services to remove all the scotch broom from the south end of the park, completing that chore. Ken is working to clean the park of the sand burrs to create a horse shoe pit, a safe volleyball court, and swings area. He has dug those stickers, burned them and is now investigating nitrogen granules. His efforts might be duplicated by us in our yards.

After the large fire in the dunes in October we were approached by the Gearhart Fire Chief because the access paths to the beach were inaccessible for the fire trucks. And once in the dunes the trucks were essentially driving "blind." We are working with the Gearhart Fire Department to establish access paths as well as creating a truck trail north to south to expedite their access should there be another dunes fire which would impact the entire Surf Pines community. We will keep you informed of the next steps.

Thank you:

- to all residents who worked under the leadership of Kate Besse to clean the beach through the SOLVE program cleanup on Saturday the 23rd.
- to the CC&R Committee for hosting a "gardening on the coast" workshop in February and the plans for fun events this summer
- to the Board of your Association for behind the scenes work to run the Association for your benefit
- to the Reserve Committee under the leadership of Tom Smith and the skills of Anne Keller and Peter Durant. They are nearing the completion of the Reserve Study, an Oregon Revised Statute which mandates that an HOA reserve dollars for maintaining, repairing and replacing common property.
- To the Roads and Grounds Committee for all the planning for new gates and continuing improvements to the roads

A SURVEY ABOUT THE CC&RS AND SHORT-TERM VACATION RENTAL POLICY

The Board voted to suspend work on the Short-Term Rental Policy and the CC&Rs until we receive the results of the survey to get the views of all residents. In your envelope you will find the survey asking for your opinion on the CC&Rs and Short-Term Rental Policy. We would love to know your opinions and suggestions before we resume work on these documents. To date, about 15% of residents have voiced their thoughts on our work and we want to hear from everyone.

The Board began work on these issues in September 2017 in order to run the Association in a professional manner for the benefit of all residents and future residents. It would include creating CC&Rs, and then adjust the Bylaws and Articles of Incorporation to complete the legal documents. The legal work has cost \$15000 to date and will cost another approximately \$15000 for a total of \$30,000 (less than \$75 per lot spread over three fiscal years or \$25 per year paid for out of yearly dues). At the same time, we were approached by about 20 families and asked to write a policy about short term rentals to address their desire to keep Surf Pines primarily a residential community.

WHAT IS A DECLARATION/CC&Rs? A Declaration of Covenants, Conditions and Restrictions ("Declaration" or "CC&Rs") is the most important of a Homeowner Association's governing documents. A Declaration is usually a lengthy document setting up the general structure of an HOA and describing how it operates, what property belongs and is subject to it, what powers and obligations its Board of Directors has, and what rights and responsibilities its members, or Owners, have.

Declarations state that the rules, restrictions, terms, and conditions they contain "run with the land" or, in other words, pass from one Owner to another as the property is sold and resold over the years. This consistency ensures that property values within the HOA remain intact as ownership changes. For Declarations to be binding on subsequent Owners, they must be recorded in the Deed Records of the county in which the HOA is located. Currently, Surf Pines does not have a Declaration.

WHY IS A DECLARATION /CC&RS NECESSARY? Bringing Surf Pines' governing documents in line with common practice today will make them collectively easier to understand and use. The most important reason for doing so is to ensure that the rules, restrictions, terms, and conditions currently contained in them are enforceable in a court of law.

HOW WILL A DECLARATION CHANGE WHAT SURF PINES HAS NOW? Some ways in which a Declaration could change Surf Pines' current governing documents are as follows:

- 1 **Property.** A proper Declaration could clearly define which property is Common Property, to be managed by the Association, and recognize the authority of existing subdivisions to adopt their own rules, restrictions, terms, and conditions, so long as they do not conflict with Surf Pines Association's governing documents.
- 2 **Rights.** A proper Declaration could clearly define Owners' exclusive rights to the use and benefit of their Lots and to adjust property lines, formally acknowledge the existence of easements on their Lots, and state the conditions under which the Association has a right to enter their Lots for the benefit of the Association as a whole. A proper Declaration could clearly define Owners' rights to use all Common Property, should disputes about that issue arise in the future.

WHAT IS THE SURF PINES SHORT-TERM VACATION RENTALS POLICY?

Clatsop County adopted a Short-term rental law last summer. The Surf Pines policy added restrictions on the number of homes to be used as short-term rentals to 25 homes and conditions of sale, with reapplication necessary. Let us know if you want the addition of Surf Pines restrictions or not.

◆◆◆◆◆◆◆◆◆◆ TABLES AND CHAIRS ARE AVAILABLE ◆◆◆◆◆◆◆◆◆◆

Surf Pines has tables and chairs available for your use at the nominal fees listed:

- 10 Round tables which seat 8-10 people \$5.00 ea.
- 100 White folding chairs \$1.00 ea.
- There are several rectangular tables in different lengths \$5.00 ea.

If you would like to use them you need to be able to pick them up and return them to the meeting house at the South Gate. We do NOT deliver or pick up. Tables and chairs must be returned by the day after your event. Please call Ken Weist to make arrangements for reserving the items you need. If he is not available you can call Bonnie Rogie at 503-705-8152. Payment is to be made BY CHECK made out to Surf Pines Assn. and given to our Security Mgr. Ken Weist at the time of pick up. Cash is not acceptable. Please give us at minimum 24 hour notice for use and return.

GETTING TO KNOW YOUR NEIGHBORS: I would like to feature a Surf Pines resident (s) in each newsletter. Let me know if you and your business would like to submit an article for the July issue.

Expert Canine provides dog owners a toolbox filled with positive options. Whether training your dog for you, showing you how to train your dog, or providing long-distance consultations wherever you are on earth, our goal is to help your dog-human bond go from difficult to delightful.

Rain Jordan, owner of Expert Canine, a humane canine training and behavior modification company, invites Surf Pine residents to drop her an email, use the tips on her website, or give her a call whenever you or someone you know needs help with a dog. Rain is a Certified Behavior Consultant-Canine, a Certified Dog Trainer Professional, and a Karen Pryor Academy for Animal Training & Behavior (KPA) Certified Training Partner. As a result of studying at and graduating from KPA—one of the two top canine training academies in the nation—she is the only certified canine trainer in this area. As a result of having been vetted, tested, and independently certified by the Certification Council for Professional Dog Trainers, she is also one of only seven certified behavior consultants for canines (CBCC) in the state of Oregon.

Rain holds an M. F. A. in creative writing and writes a monthly dog training column, the Canine Corner, for Cannon Beach Gazette and Seaside Signal. In her free time, which is rare these days, she also paints, sculpts, and works on whatever new book she is writing.

Are you frustrated by a dog that pulls like a tow truck? Expert Canine can help your dog go from pulling on the leash to tugging at your heart strings. <https://www.expertcanine.com>



Surf Pines Annual Garage Sale

Saturday June 29th 8- 4

Time to start thinking about cleaning out the attic, garage or the closets. Those of you who have just moved in and haven't downsized yet, this is a great opportunity. Those who are moving, sorry to see you go, use the garage sale so you don't have to ship items you don't want.

Call Katie Weber to sign up (503-738-5986). This way I can be sure the directional signs will work for you. If you have any questions or want to list unusual items in the newspaper ad, just let me know.



Surf Pines Picnic

Saturday July 6th 1 p.m.

Please make a note about the change of day. This year we will have our picnic on SATURDAY a week after the garage sale. This way those who take part in the garage sale can rest up for the Picnic.

As in years past, Surf Pines will supply the burgers, hot dogs, sodas, water and condiments. We ask that you bring a side dish, salad, dessert or other picnic item you're famous for to share.

Everyone is welcome. That includes your kids and grandkids.

See you on the 6th!!

DATES TO PUT ON YOUR CALENDAR:

Board Meetings ~~ May 17 and June 28

Garage Sale ~~ June 29th

Annual Picnic ~~ July 5th

Annual Meeting ~~ August 10th

Octoberfest ~~ October 11th

SUNSET LAKE SPEED LIMIT IS 10 MPH!!

Did you know that Sunset Lake has a speed limit? So many people enjoy the lake for water sports, BUT the speed limit is 10 MPH to ensure that each person who is on the lake can enjoy their experience.

WE NEED YOU TO VOLUNTEER

- Apply to run for a position on the Board
- Join the Reserve Committee as they complete the Reserve Study
- Join the Budget Committee to prepare the Association budget for 2019/2020
- Join the Roads and Grounds Committee to plan and execute the Association Community property issues
- Join the Community Relations Committee to plan and host Association events
- Work in the park or on one of the public trails to keep them pristine